

023.0

0004

0003.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
867,300 / 867,300
867,300 / 867,300
867,300 / 867,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
6		COTTAGE AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: WILSON JONATHAN E & KATE	
Owner 2:	
Owner 3:	

Street 1: 6 COTTAGE AVE	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	Own Occ: Y

PREVIOUS OWNER	
Owner 1: CARNEY JOHN -	
Owner 2: -	

Street 1: 96 RICHFIELD RD	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry

Postal: 02474	Type:
---------------	-------

NARRATIVE DESCRIPTION

This parcel contains .115 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1870, having primarily Vinyl Exterior and 1576 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

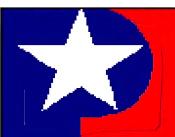
Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5000		Sq. Ft.	Site		0	80.	1.14	1									456,000						456,000	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	5000.000	411,300		456,000	867,300		15272
							GIS Ref
							GIS Ref
							Insp Date
							04/25/18



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	15272
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
PRINT Date	Time
12/29/21	20:47:21
LAST REV Date	Time
01/17/19	10:57:50
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	411,300	0	5,000.	456,000	867,300		Year end	12/23/2021
2021	101	FV	399,900	0	5,000.	456,000	855,900		Year End Roll	12/10/2020
2020	101	FV	399,900	0	5,000.	456,000	855,900		855,900 Year End Roll	12/18/2019
2019	101	FV	304,300	0	5,000.	484,500	788,800	788,800	Year End Roll	1/3/2019
2018	101	FV	200,200	0	5,000.	353,400	553,600	553,600	Year End Roll	12/20/2017
2017	101	FV	200,200	0	5,000.	307,800	508,000	508,000	Year End Roll	1/3/2017
2016	101	FV	200,200	0	5,000.	262,200	462,400	462,400	Year End	1/4/2016
2015	101	FV	188,500	0	5,000.	256,500	445,000	445,000	Year End Roll	12/11/2014

Parcel ID 023.0-0004-0003.0

!1913!

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CARNEY JOHN,	70165-208		10/31/2017		875,000	No	No		
FLYNN PAUL V JR	69086-449		3/31/2017	Change>Sale	525,000	No	No		
FLYNN PAUL,	67004-172		3/29/2016	Convenience		1	No	No	
FLYNN PAUL V	27199-268		4/9/1997	Family		1	No	No	A

PAT ACCT.

1913

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/9/2017	1025	Porch	4,500					replace frmt dr an
6/23/2017	734	Foundati	10,000	C				
6/7/2017	663	Addition	129,000	O				

ACTIVITY INFORMATION

Sign: / / /

VERIFICATION OF VISIT NOT DATA

/ / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH																			
Type: 15 - Old Style	2A - 2 Sty +Attic	Full Bath: 2	Rating: Very Good	A Bath:	Rating:																										
(Liv) Units: 1	Total: 1	3/4 Bath:	Rating:																												
Foundation: 3 - BrickorStone	Frame: 1 - Wood	A 3QBth:	Rating:	1/2 Bath: 1	Rating: Very Good	A HBth:	Rating:																								
Prime Wall: 4 - Vinyl	Sec Wall:	OthrFix:	Rating:																												
Roof Struct: 1 - Gable	OTHER FEATURES			Kits: 1	Rating: Very Good	1st Res Grid Desc: Line 1 # Units 1																									
Roof Cover: 1 - Asphalt Shgl				A Kits:	Rating:	Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O													
Color: WHITE				Frl:	Rating:	Other																									
View / Desir:				WSFlue:	Rating:	Upper																									
GENERAL INFORMATION				CONDOS INFORMATION				Lvl 2																							
Grade: C - Average	Year Blt: 1870	Eff Yr Blt:	Location:					Lvl 1																							
Alt LUC:				Total Units:					Lower																						
Jurisdct: G19				Floor:					Totals				RMs: 8	BRs: 3	Baths: 2	HB: 1															
Const Mod:				% Own:																											
Lump Sum Adj:				Name:																											
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN																			
Avg Ht/FL: STD	Phys Cond: VG - Very Good	4.6 %	Functional:					Exterior:	No Unit	RMS	BRS	FL																			
Prim Int Wal 2 - Plaster				Economic:					Interior:	1	8	3																			
Sec Int Wall:				Special:					Additions:																						
Partition: T - Typical				Override:					Kitchen:																						
Prim Floors: 3 - Hardwood				Total:	4.6 %					Baths:																					
Sec Floors:				CALC SUMMARY				Plumbing:																							
Bsmnt Flr: 12 - Concrete				Basic \$ / SQ: 135.00				Electric:																							
Subfloor:				Size Adj.: 1.35000002				Heating:																							
Bsmnt Gar:				Const Adj.: 0.99989998				General:	Totals				1	8	3																
Electric: 3 - Typical				Adj \$ / SQ: 182.232																											
Insulation: 2 - Typical				Other Features: 105554																											
Int vs Ext: S				Grade Factor: 1.00																											
Heat Fuel: 2 - Gas				NBHD Inf: 1.00000000																											
Heat Type: 1 - Forced H/Air				NBHD Mod:																											
# Heat Sys: 1				LUC Factor: 1.00																											
% Heated: 100				Adj Total: 431084																											
Solar HW: NO				Depreciation: 19830																											
% Com Wal				Depreciated Total: 411255																											
MOBILE HOME				Make:				Model:				Serial #:				Year:				Color:											
SPEC FEATURES/YARD ITEMS																PARCEL ID 023.0-0004-0003.0															
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value													
2	Frame Shed	D	Y	18X18	A	AV	1985		0.00	T	27.2	101																			
More: N																Total Yard Items:				Total Special Features:				Total:				IMAGE AssessPro Patriot Properties, Inc			